

ZONING CHANGE REVIEW SHEET

CASE: C14-2016-0003
2406 Hidalgo Street Rezoning

P.C. DATE: May 10, 2016

ADDRESS: 2406 and 2406 ½ Hidalgo Street

AREA: 0.55 acres

DISTRICT: 3

OWNER: 2406 Hidalgo LP (David Kahn)

AGENT: Thrower Design (Ron Thrower)

FROM: LI-CO-NP

TO: CS-MU-NP

NEIGHBORHOOD PLAN AREA: Holly

TIA: Not Applicable

WATERSHED: Lady Bird Lake

SCENIC ROADWAY: No

CAPITOL VIEW CORRIDOR: No

DESIRED DEVELOPMENT ZONE: Yes

SUMMARY STAFF RECOMMENDATION:

Staff supports the Applicant's request, with the addition of conditional overlays. Staff's recommendation is general commercial service-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) with the following conditions:

1. The following land uses would be prohibited: Campground, Kennels, Convenience storage, Vehicle storage, Service station, Exterminating services, Pawn shop services, Scrap and salvage, Alternative financial services, Bail bond services, and Commercial blood plasma center.
2. The following land use would be conditional: Automotive washing (of any type), Indoor entertainment, Indoor sports and recreation, and Commercial off-street parking.

ISSUES:

The Staff recommendation for CS-MU-CO-NP carries forward all of the prohibited land uses from the previous zoning case, as well as reflects the land uses that are prohibited on surrounding tracts.

PLANNING COMMISSION RECOMMENDATION:

May 10, 2016:

DEPARTMENT COMMENTS: The subject property is zoned LI-CO-NP, and is comprised of two tracts: 2406 Hidalgo Street is currently used as a machine shop; 2406 ½ is a vacant lot. The property is located on the north side of Hidalgo Street between Northwestern Street and Pedernales Street, and is bordered by railroad tracks along the west property line. Across the railroad right-of-way (ROW) and Northwestern Street to the west are properties zoned CS-MU-CO-NP. These are developed with Automotive repair and Alternative financial services land uses. Immediately east of the subject property are lots zoned CS-MU-CO-NP that are currently being redeveloped; further east are lots zoned LI-CO-NP that are developed with a mixed commercial/light industrial warehouse. Across Hidalgo Street to the south is the former Balcones Recycling property, which is now zoned CS-V-CO-NP and is being redeveloped with a mixed use building. An 18-foot wide alley ROW is located immediately north of the property, but there are no plans to construct alley improvements. North of the alley

ROW are several commercial properties that have frontage on East 7th Street and are zoned CS-MU-CO-NP. Please refer to Exhibits A and B (Zoning Map and Aerial View).

This area was zoned in 2001 as part of the Holly Neighborhood Plan process, with the associated zoning case, C14-01-0166. This property, however, was a contested tract, and was processed later, in 2003. That zoning case, C14-01-0166.002b, modified the Neighborhood Plan and addressed this lot and other contested tracts. The 2003 zoning ordinance established LI-CO-NP zoning for the subject property, with customized lists of conditional and prohibited land uses for this and the other contested properties. The approved zoning ordinance for these properties is attached (Exhibit C – Existing Zoning Ordinance).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-CO-NP	Machine shop, Undeveloped
<i>North</i>	CS-MU-CO-NP	Vacant
<i>South</i>	CS-V-CO-NP	Multifamily residential, retail, restaurant
<i>East</i>	CS-MU-CO-NP, LI-CO-NP	Mixed commercial/limited industrial
<i>West</i>	CS-MU-CO-NP	Railroad right-of-way, Automotive repair, Alternative financial services

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-01-0166 Holly Neighborhood Plan	CS to CS-CO-MU-NP, etc.	11/27/2001: Approved CS-CO-MU-NP (9-0)	12/13/2001: Approved
C14-01-0166.02a (contested tracts)	CS-CO-MU-NP, etc.	Approved LI-CO-NP	6/12/2003: Approved
C14-2009-0041 Central East Austin VMU Building (V) Zoning	GO-CO-NP to GO-V-CO-NP, CH-CO-NP to CH-V-CO-NP	9/8/2009: Approved Neighborhood rec for V for 2 tracts (8-0)	9/28/2009: Approved V (7-0)
C14-2013-0083 2416 E. 6 th Street	CS-V-CO-NP, as amended	January 14, 2014: Approved CS-V-CO-NP (8-0)	5/17/2014: Approved

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Facility	Capital Metro (within ¼ mile)
Hidalgo St	57'	27'	Collector	No	No	Yes
Alley to the north (unimproved)	18'	N/A	N/A	N/A	N/A	N/A

SCHOOLS:

Zavala Elementary School

Martin Middle School

Eastside Memorial HS at Johnston

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council

Artists and Neighbors Together (ANT)

East Austin Conservancy

Friends of Austin Neighborhoods

Pedernales Neighborhood Association

Del Valle Community Coalition
Tejano Town
El Concilio Mexican-American Neighborhoods
Austin Heritage Tree Foundation
Cristo Rey Neighborhood Association
Barrio Unido Neighborhood Association
United East Austin Coalition
Guadalupe Neighborhood Development Corporation
Friends of the Emma Barrientos MACC
Organization of Central East Austin Neighborhoods
Buena Vista Neighborhood Association
Holly Neighborhood Coalition
African American Cultural Heritage District Business Association
Preservation Austin
Sierra Club, Austin Regional Group
SELTexas
Blackshear Prospects Hills
Bike Austin

CITY COUNCIL DATE & ACTION:

ORDINANCE READINGS: 1st 2nd 3rd **ORDINANCE NUMBER:**

CASE MANAGER: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov

PHONE: 512-974-2122

SUMMARY STAFF RECOMMENDATION:

Staff supports the Applicant's request, with the addition of conditional overlays. Staff's recommendation is general commercial service-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) with the following conditions:

1. The following land uses would be prohibited: Campground, Kennels, Convenience storage, Vehicle storage, Service station, Exterminating services, Pawn shop services, Scrap and salvage, Alternative financial services, Bail bond services, and Commercial blood plasma center.
2. The following land use would be conditional: Automotive washing (of any type), Indoor entertainment, Indoor sports and recreation, and Commercial off-street parking.

Staff supports the rezoning request because it reduces industrial-zoned properties in the area, and is a similar zoning classification to most surrounding parcels. The Staff recommendation for CS-MU-CO-NP carries forward all of the prohibited land uses from the previous zoning case, as well as reflects the land uses that are prohibited on surrounding tracts.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Granting of the request should result in an equal treatment of similarly situated properties.*

The recommended CS-MU-CO-NP is identical to many of the surrounding parcels. Parcels in this area were rezoned with the Holly Neighborhood Plan in 2001 and 2003, and other rezonings in 2009 and 2014 have continued the trend. The existing zoning of LI-CO-NP is an outlier, compared to the surrounding properties.

2. *Zoning should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The recommended CS-MU-CO-NP is identical to many of the surrounding parcels, and will therefore promote similar land use development. Additionally, it is a down-zoning from a more intensive industrial zoning classification, which also reduces detrimental impacts.

Site Plan:

SP 1 Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted. Hidalgo Street is an Urban Roadway.

Transportation:

- TR1. Additional right-of-way maybe required at the time of subdivision and/or site plan.
- TR2. A Traffic Impact Analysis may be required at the time of site plan.
- TR3. Alley improvements may be required at time of site plan.
- TR4. Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.
- TR5. Existing Street Characteristics:

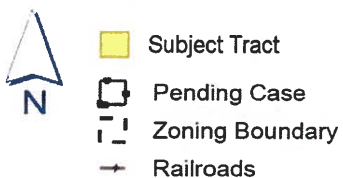
Name	ROW	Pavement	Classification	Sidewalks	Bike Facility	Capital Metro (within ¼ mile)
Hidalgo St	57'	27'	Collector	No	No	Yes
Alley to the north (unimproved)	18'	N/A	N/A	N/A	N/A	N/A

Environmental:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Ladybird Lake Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Water/Wastewater:

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



ZONING

ZONING CASE#: C14-2016-0003



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 200'



ORDINANCE NO. 030731-46

AN ORDINANCE AMENDING ORDINANCE NO. 011213-44, AND REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON SEVEN TRACTS OF LAND IN THE HOLLY NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON THESE TRACTS OF LAND.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 011213-44 is amended to include the property identified in this Part in the Holly neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district and to change the base districts on seven tracts of land described in File C14-01-0166.002b, as follows:

From limited industrial services (LI) district to limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district.

2406 Hidalgo St.; Lot 1, Blk 14, Olt 23, Div A, Lincoln Place (Tract 8)

2406 Hidalgo St.; Lots 2-3 Blk 14, Olt 23, Div A, Lincoln Place (Tract 9)

2422 Hidalgo St. (Tract 10)

2415 East 5th St. (Tract 24)

0 East 5th St.; 20 feet from 5th St. r.o.w. Olt 10, Div O, Industrial Addn (Tract 25)

2419 East 5th St. (Tract 26)

2421 East 5th St. (Tract 27) (the "Property"),

generally known as the Holly neighborhood plan (NP) combining district, locally known as the property bounded by 7th Street on the north, Pleasant Valley Road on the east, Chicon Street on the west and Town Lake on the south, in the City of Austin, Travis County, Texas, and generally identified in Exhibit "A".

PART 2. The Property is subject to Ordinance No. 011213-44 that established the Holly neighborhood plan combining district.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions.

1. The following uses are prohibited uses of Tracts 8 and 9:

Campground	Convenience storage
Exterminating services	Hotel-motel
Kennels	Liquor sales
Pawn shop services	Resource extraction
Scrap and salvage	Service station
Telecommunication tower	Vehicle storage

2. The following uses are conditional uses of Tracts 8 and 9:

Automotive washing (of any type)	Commercial off-street parking
Indoor entertainment	Indoor sports and recreation

3. The following uses are prohibited uses of Tracts 10, 24, 25, 26, and 27:

Basic industry	Liquor sales
Residential treatment	Scrap and salvage
General warehousing and distribution	Recycling center
Resource extraction	

4. The following uses are conditional uses of Tracts 24, 25, 26, and 27:

Light manufacturing	Art and craft studio (industrial)
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Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

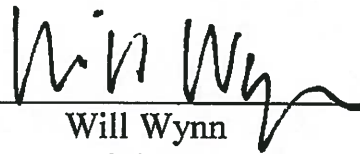
PART 4. The Council waives the requirements of Section 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 5. This ordinance takes effect on August 11, 2003.

PASSED AND APPROVED

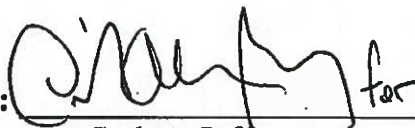
_____, July 31, 2003

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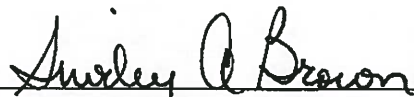
Will Wynn
Mayor

APPROVED:

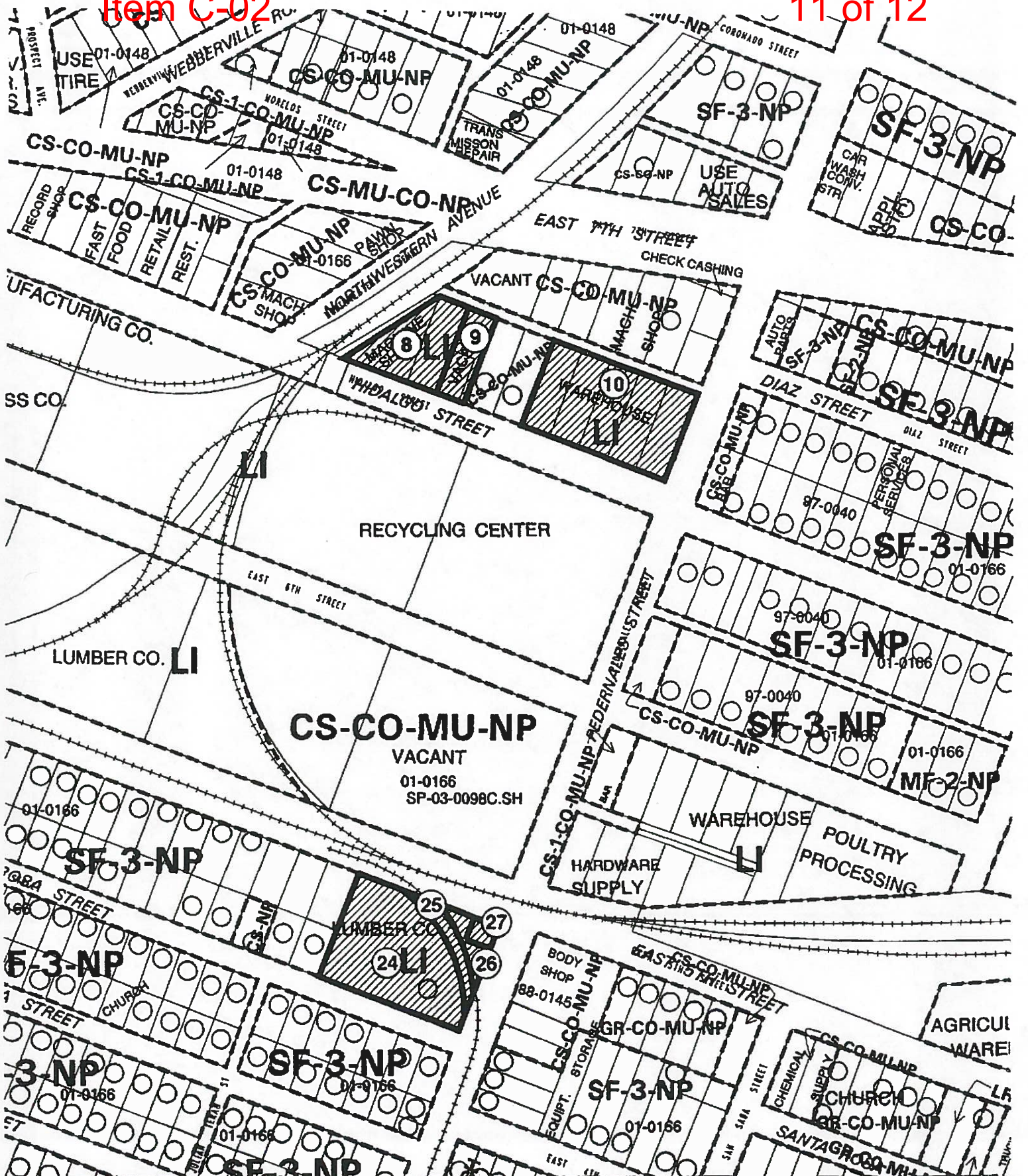


Sedora Jefferson
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



 1" = 200'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W. WALSH	CASE #: C14-01-0166.002b ADDRESS: HOLLY NEIGHBORHOOD PLANNING AREA SUBJECT AREA (acres): N/A	ZONING EXHIBIT A DATE: 03-08 INTLS: SM	CITY GRID REFERENCE NUMBER K22 K21
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PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2016-0003

Contact: Heather Chaffin, 512-974-2122

**Public Hearing: May 10, 2016, Planning Commission
 June 16, 2016, City Council**

JOSEPH D. MALONE / J+B Investments LLC
 Your Name (please print)

<input checked="" type="checkbox"/>	I am in favor
<input type="checkbox"/>	I object

2305 Coronado A-E
 Your address(es) affected by this application

Joseph D. Malone
 Signature

5/4/2016
 Date

Daytime Telephone: 512-771-1751

Comments: _____

If you use this form to comment, it may be returned to:
 City of Austin
 Planning & Zoning Department
 Heather Chaffin
 P. O. Box 1088
 Austin, TX 78767-8810